









A three bedroom dormer cottage, providing spacious accommodation, on this pedestrianised street within this popular area of Silksworth. Internally the well-appointed accommodation on the ground floor includes an entrance lobby with staircase to the first floor, two generous reception rooms, kitchen, utility and a bathroom/wc whilst to the first floor there are three bedrooms. The property benefits from gas central heating to radiators, double glazed windows, a yard to the rear with a roller shutter access door and a lawned garden to the front. This convenient location is close to local amenities, shops and schools as well as offering excellent links to surrounding areas. Available with immediate vacant possession and no upper chain involved.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Lobby



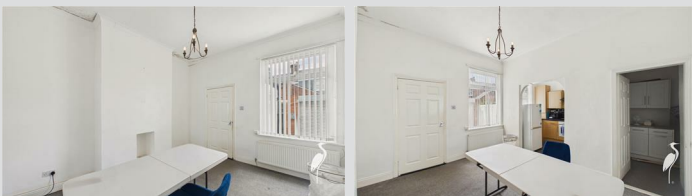
Radiator, stairs to first floor and door to lounge.

Lounge 13'6" x 13'7"



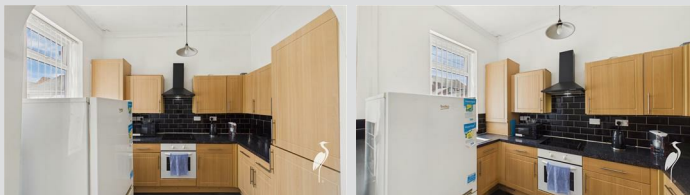
Double glazed window to front, radiator and open plan into dining room.

Dining Room 11'3" x 13'7"



Double glazed window to rear and radiator. Open plan into kitchen. Door to utility and rear hall.

Kitchen 6'11" x 10'6"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and hood. Space for fridge freezer. Double glazed window to rear.

Utility 4'7" x 6'8"



Wall and base units with countertops over providing space for washing machine and tumble dryer.

Rear Hall

Radiator and door to rear garden.

Bathroom



Low level WC, washbasin and bath with shower tap, chrome heated towel rail and double glazed window to rear.

First Floor Landing

Bedroom 1



Double glazed window front and radiator.

Bedroom 2



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3



Double glazed window rear and radiator.

Outside



Low maintenance courtyard to the rear with a roller shutter access door and a lawned garden to the front.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this

property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings

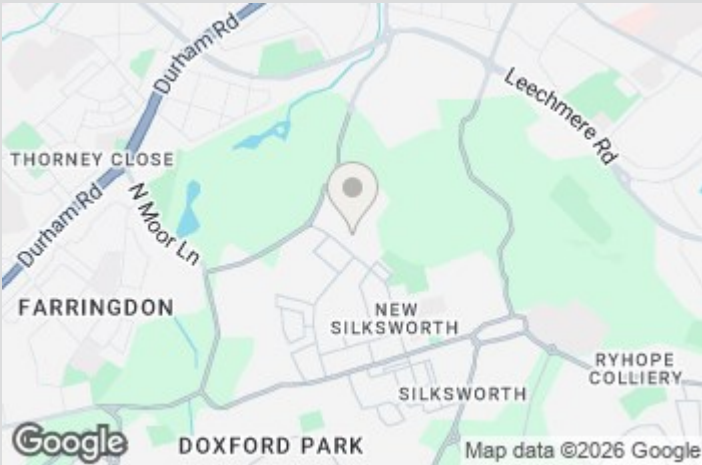
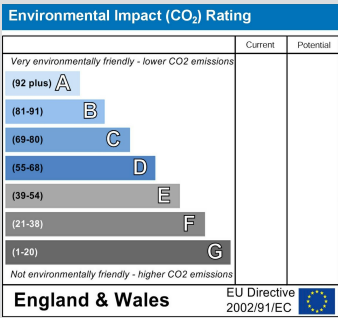
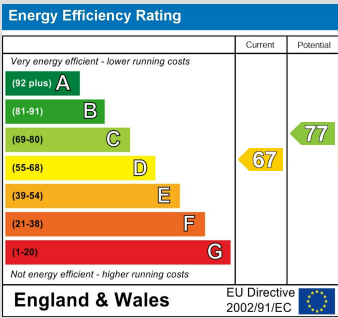
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

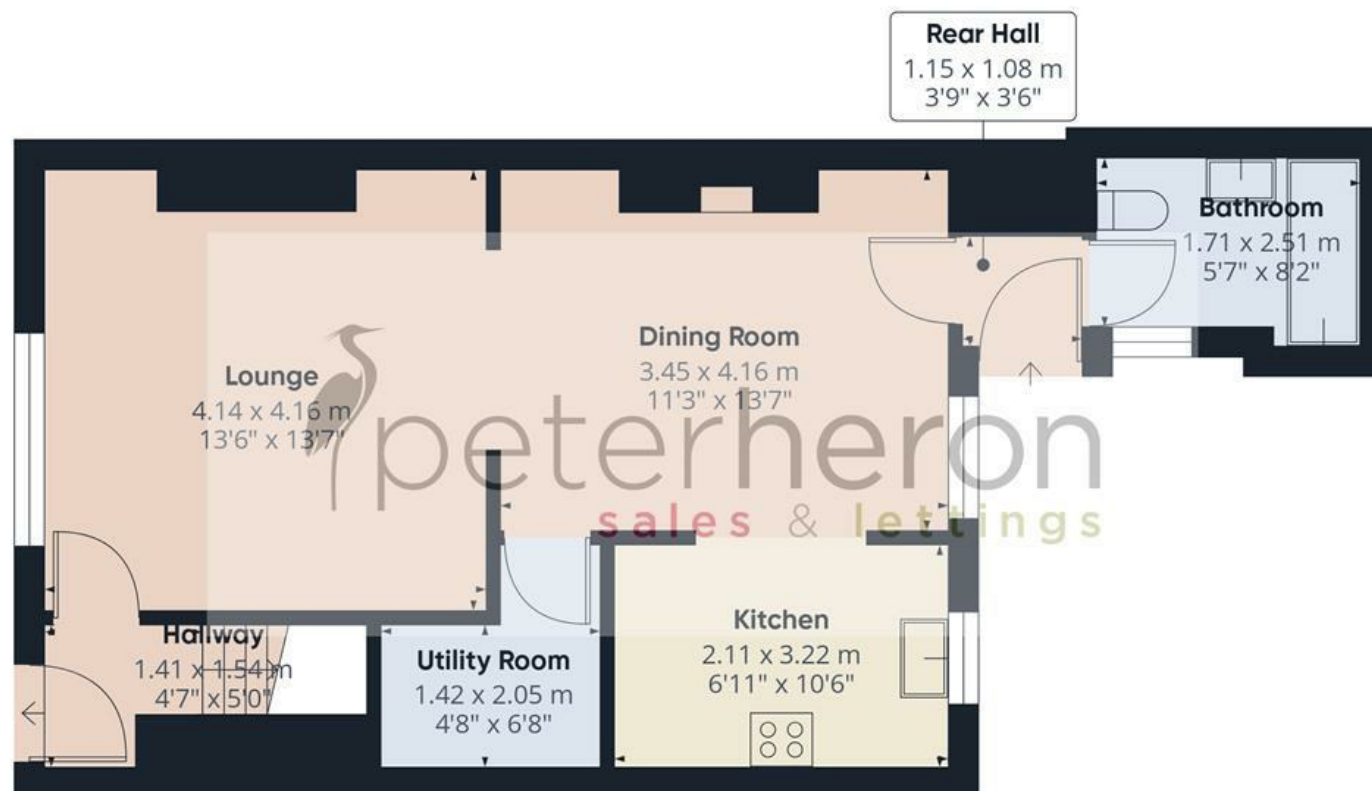
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Ground Floor



First Floor

Approximate total area⁽¹⁾

83.7 m²

901 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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